



# Greenwood/Phinney Ridge

## Neighborhood Plan



Prepared by ANC - A Northwest Collaborative  
and the Greenwood/ Phinney Ridge Steering Committee  
April 1999

## Credits

### Greenwood/Phinney Ridge Neighborhood Planning Committee

Chair ..... Marty Spiegel  
 Land Use & Housing ..... Greg Hough  
 Transportation & Traffic ..... Irene Wall  
 Parks & Open Space ..... Marty Spiegel  
 Commercial Development ..... Ron Lewis  
 Community, & Capital Facilities  
 & Utilities ..... " ..... Linda Peterson

### Acknowledgements for Citizen Leadership and Participation

Darryl Easton Kent Kammerer Leigh Umland Brian McKernan Dave Radabaugh Bernice R. Russell  
 Quincy Robertson Lyle Stevenson Jessie Schnell Beth Pflug Jill Hough Signe Roscoe Loretta Vosk  
 Joan James Leroy Chadwick Paul Moore Fred Jesse Ed Medeiros Gary Brunt

Special Thanks: To Greg Hough, Irene Wall, Ron Lewis and Kent Kammerer without whom there would be no positive vision of our neighborhood.

### City of Seattle Department of Neighborhood Planning

Ann Sutphin David Goldberg Dottie DeCoster

### A Northwest Collaborative

Davidya Kasperzyk, AIA Principal	Urban Design and Bioregional Planning
Page Crutcher, Barker Landscape Architects	Project Management and Landscape Architecture
Felix Kwakwa, K2 & Associates	Traffic Consultant
Tim Rood, Ravenna Planning Associates	Analysis and Mapping
Dian Ferguson, Workable Solutions	Outreach
Scott Clark, Clark Associates	Economic Development
George Potratz, Seachange Media	Graphic Design

# Table of Contents

Executive Summary .....	p. 3
I. Introduction .....	p. 6
A. Background & Purpose	
1. Growth Management & Neighborhood Planning	
2. Residential Urban Village	
B. Process	
1. Phase 1	
2. Phase 2	
a. Vision Statement	
b. City Process	
c. Interpretation	
II. Key Integrated Strategies .....	p. 8
1. Create a Vital Greenwood that Supports an Economically Viable Mainstreet & Redeveloped Town Center	
2. Connect the Civic Centers and the Commercial Areas with a “Main Street” Plan	
3. Open Spaces and Walkways “Put the Green Back in Greenwood” . . .and Phinney Ridge	
4. Improve Mobility and Accessibility Regionally and Within the Community	
5. Support infrastructure improvements in the northeast and northwest quadrants.	
III. Complete Goals, Policies and Implementation Activities .....	p. 23
(To be Completed after City Review)	
A. Urban Village	
B. Land Use and Housing	
C. Traffic and Transportation	
D. Parks and Open Space	
E. Public Safety	
F. Commercial Development	
G. Design and Community Appearance (INCOMPLETE)	
H. Community and Capital Facilities and Utilities	
IV. Appendix	
Draft Design Guidelines	
Girls & Boys Club letter	
Phinney Neighborhood Association letter	
Greenwood Arts Council	
Carkeek Watershed Action Committee letter	
Greenwood Chamber of Commerce letter	
List of Maps, Figures, Tables	
1. Map # 1 & #2 Connect Centers & Commercial Areas with “Main Streets”	
2. Map #3 “Put the Green Back”	
3. First Ave. NW Pedestrian Street	
4. Map #4 Improve Mobility and Accessibility	
5. Greenwood/Phinney Ridge Proposed Alternative Transportation & Open Space Map	
6. 65th Street Inter Modal Station & Pedestrian Improvements	
7. Greenwood/Phinney Planning Area Proposed Urban Village Plan	

## Executive Summary

### Our Vision of the Future

The Greenwood and Phinney Ridge Neighborhood is a community where people can find affordable housing, recreation, social connections, and a variety of commercial goods and services nearby.. Visually anchored by two natural treasures, the Olympic and Cascade Mountain Ranges, our community has all the familiarity and comforts of a small town as well as the vibrancy and amenities of a diverse urban center.

Our Neighborhood Plan of 1998 is a significant step in envisioning a wide range of near term practical steps, and long term goals which will improve our lives and meet the demands of the future.

To accomplish these goals some broad concepts have emerged :

- Revitalize the historic commercial crossroads at North 85th Street and North Greenwood Avenue. Integrate this area with new developments along Greenwood Avenue both north and south to create a vibrant "Main Street."

By combining the crossroads with the main street concept the opportunity exists to unite two great communities and at the same time develop pedestrian oriented amenities that will serve both the Greenwood and the Phinney Ridge communities.



By linking the two communities together with a "Main Street" along Greenwood Avenue all of our communities amenities such as the Phinney Neighborhood Association, Boys & Girls Club, Senior Center, Library schools and churches will be easily accessible in all of our neighbors.

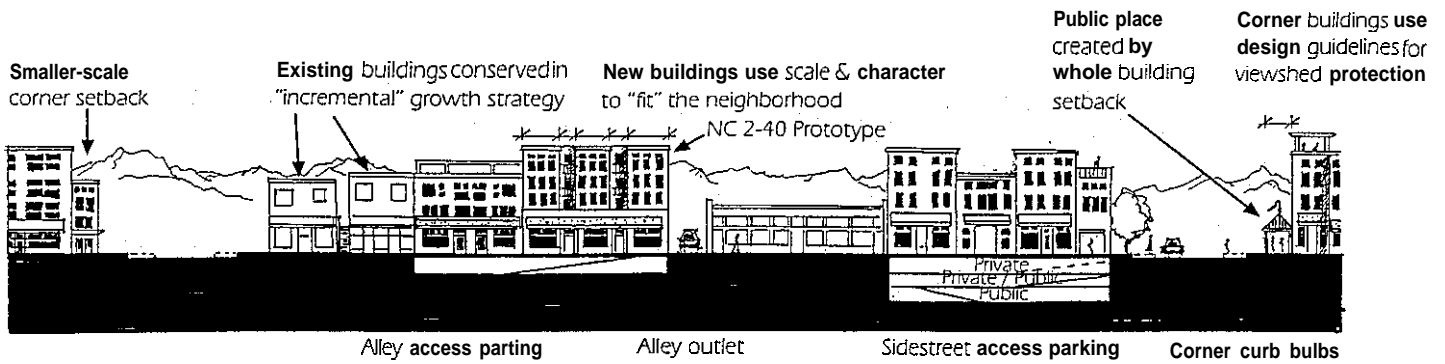
This can be accomplished by improved pedestrian qualities, making distinct commercial places, public plazas, open spaces, improved bike lanes and transit service, and continued mixed use development from N 50th to N 105th Streets.

• Improve **Mobility and Accessibility** in the neighborhood.

Immediately improve existing signal technology to move traffic through the community with computer coordinated signal corridors with priority given to improved east /west movement. The community supports the concept of a rapid transit system that serves an Intra-Seattle population with connections to regional rapid transit. Give pedestrians more stairs and amenities within the neighborhood and develop an integrated network of bicycle paths, safe walkways and connector loop shuttle buses.

The historic crossroads at Greenwood Avenue and N 85th St. will experience change. The community hopes to shape these changes through design guidelines which preserve their 1920s façades.





A conceptual Main Street elevation showing incremental infill development



An aerial perspective looking SE up the Pipers Creek watershed to Holman Road

- Put the Green Back in Greenwood.. and Phinney Ridge

Acquisition of new park and open space is a priority to develop a pedestrian/bicycle network anchored by Carkeek Park and Green Lake/Woodland Park. Comprehensive neighborhood drainage and walkway installations are needed to mitigate environmental damage in the Pipers Creek Watershed, and provide a safe neighborhood pedestrian environment with an aggressive street tree program.

- Build Community through Neighborhood-based Initiatives and Capital Improvements.

Our community requires a range of services and programs to meet all our citizen's needs with a priority for children, teens, and elders. For example, a new library, a new recreation facility, and new senior center would meet these needs. Community initiatives such as preservation of our historic places, creation of Main Street design guidelines, and incentives to encourage more art and neighborhood facilities is also needed.

- Address the longstanding "Infrastructure Deficit Areas" immediately, and link growth beyond the established comprehensive plan targets to the concurrent development of "community infrastructure?"

Areas of the Greenwood neighborhood have been sorely lacking in sidewalks, street and drainage improvements for many years. Improvements to these areas will provide residents with safe areas to walk, linkages to existing sidewalks and help to improve the drainage problems that have existed for many years. There must be definable limits on the growth of residential population in the absence of specific physical infrastructure needs such as, transit and transportation improvements, sidewalks and drainage systems, open space and parks, and capital facilities.

We want to examine ways to reinvest in the missing community public infrastructure and consider efficiencies possible through co-location of community resources such as a new senior center and a recreation facility.

Working together with the City of Seattle and other entities, the Greenwood/Phinney Ridge Neighborhood will use our plan to prioritize the public investment in infrastructure in the near term.

#### N 87th Street absent sidewalks, curbs, and a drainage system as required for an Urban Village



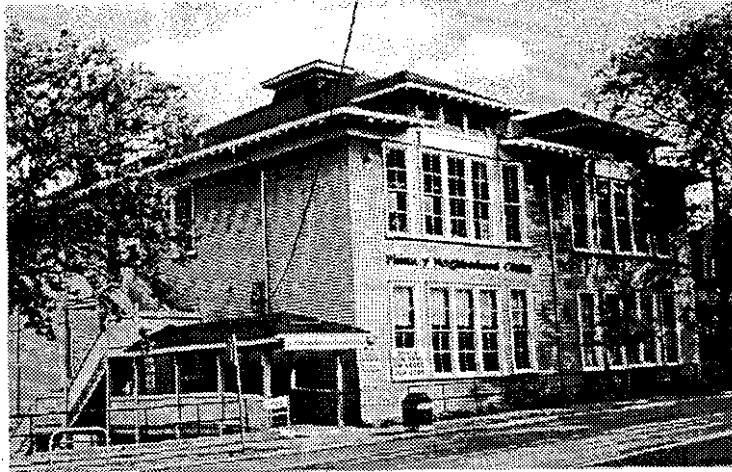
# 1. Introduction

Quality of life and people are at the heart of this plan. The highest priorities are focused on: having a strong retail core of diverse businesses; maintaining residential areas that are peaceful, quiet and safe; creating open space, pocket parks and patches that are interspersed throughout the neighborhood, and ; having public transportation that provides frequent services linking the east-west and north-south corridors of Seattle with the greater Puget Sound region; and the development of a network of bicycle and pedestrian routes throughout the neighborhood and connecting to the surrounding areas.

Acting as the communities representatives the Neighborhood Planning Committee has put forth an extensive interactive effort in envisioning the future of the Greenwood/Phinney Ridge Planning area. Listening to all who had an opinion, reaching out in many ways, and seeking to verify what they have heard has been their primary mission for the past three years.

## Key Points Learned Included:

- We want to make sure our commercial "main street" is vital and strong so that the community is well served.
- We want our community services to be available to all neighborhood residents, i.e. a new Greenwood Library, a new Greenwood Recreation Facility, a strengthened Phinney Neighborhood Association, an expanded Greenwood Boy's and Girls Club, a safe Senior Center, etc.
- We want a much greener street experience throughout the area to help make a better more walkable and connected community This includes more parks, open space, bicycle trails as well as better air quality, and innovative watershed management and drainage projects that renew the natural processes of



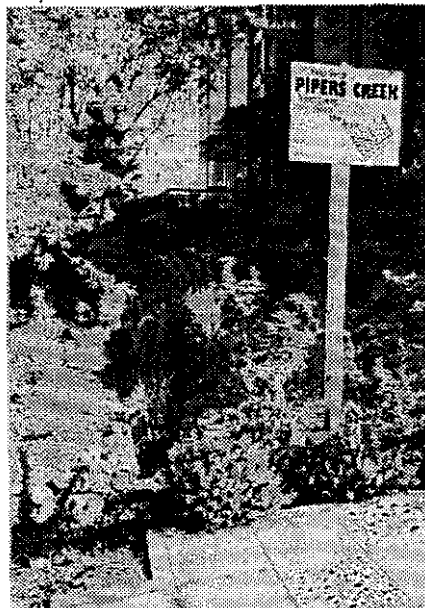
**Ensuring the public ownership of the Phinney Neighborhood Center and improving the public uses of the site are priorities.**

our neighborhood and serve as an respiration to our community . We want to emphasize that transportation issues are vital to making all of the previous statements workable. How we move about our community and how others move through it is one of the most critical dimensions of our planning. We must not forget that public infrastructure, throughout a sizable part of our community has been neglected or absent for years.

We want issues such as walkways and drainage m be addressed in these areas in order for the ocher plan goals m flower.

We know that it is inevitable that we will be receiving more growth. We want m plan for growth and not be paralyzed by the fear of it. This becomes the catalyst for all we do with regards m the retention of affordable residential housing and the diversification of commercial interests throughout the Greenwood/Phinney Ridge planning area well into the 21st century We want the community to play a strong, active role to ensure that the growth which will occur works in the best interests of the whole community.

The "peek at the creek" at N 90th Street



Greenwood/Phinney Ridge is fortunate to have a blend of privately funded new development and some of the most affordable existing housing in the city The downside of the new development is it is coming too fast. Within the past four years, more building permit applications to build additional housing units have been filed than the comprehensive plan amounts targeted for the next 20 years. The majority of the new units are "market rate" and affordable only to households with income well above the median. Thus the key strategy for maintaining affordable housing in Greenwood/ Phinney is the conservation of existing single family homes and apartments that have a depreciated value and tend to be smaller or with less amenities than contemporary construction.

Outreach and continued community participation are a must if our neighborhood plan and all its goals and policies are to be pursued and accomplished over time. We strongly suggest that the leadership of the Greenwood and Phinney Ridge Community Councils, the Chamber of Commerce, and other community service groups establish a stewardship coalition to take up the challenges and responsibilities put forward in the neighborhood plan.

Most of us who volunteered for the neighborhood plan steering committee will fold back into the community groups we came from, which we hope will insure a continuum of responsibility. We also look to the district council structure to add to our mix and help serve as connectors outside our specific plan boundaries to help coordinate with adjoining planning neighborhoods. This process is already underway as we begin to wind down the steering committee function and participate in community council committees.

Our future will be shaped by the pragmatic initiatives we undertake as a community and in the partnership we forge with the City of Seattle and the private sector to provide the physical and social infrastructure we require for a healthy and balanced neighborhood.

## A. Background and Purpose

The Greenwood/Phinney Ridge Neighborhood Plan, along with all the other neighborhood plans are a result of the City of Seattle's effort to comply with the 1990 Washington Growth Management Act,

The legislation mandated each planning authority responsible for physical and social planning in growth impacted areas, to prepare plans in key topical areas such as: land use, transportation, housing, capital facilities, and utilities. Further planning was encouraged for additional voluntary topics such as: economic development, habitat conservation and community design. These plans are to provide a 20 year planning horizon which are responsible for providing for projected growth targets with strategic plans which will also be "concurrent" with their neighboring and regional planning goals.

Concurrency is the legal term for the requirement that government and the private sector fund and bring into being the necessary physical improvements of growth, such as, roads, water, sewage, and public services like schools and parks. Without adequate infrastructure the reality of growth is a diminished quality of life.

The City of Seattle developed a unique and widely known plan known as "Toward a Sustainable Seattle" in 1994, which was founded on the principle of optimizing existing patterns of development and growth in "Urban Villages".

The ten benefits and principles of Seattle's Plan were described as follows:

- Making Growth Work for Seattle
- Protecting the Best of Seattle
- Building on Existing Seattle
- Recognizing Who and What Seattle Will Become
- Creating a Sense of Citywide Community
- Honoring the Uniqueness of Seattle's Neighborhoods
- Confronting and Mediating the Influence of the Car on Our Lives
- Reflecting and Respecting Seattle's diversity
- Putting our Money Where Our Goals Are
- Sharing the Regions Responsibilities

Seattle created a Neighborhood Planning Office with the task of empowering neighborhood volunteers to review the City's planning goals for each neighborhood and create their own neighborhood plans.

The City created a hierarchy of "centers and urban villages" which included: urban centers, hub urban villages, residential urban villages, neighborhood anchors, and manufacturing/industrial centers.

Greenwood/Phinney Ridge Neighborhood is recognized as a third tier or residential urban village. Together with its surrounding planning area. The two key criteria given to residential urban villages are:

- The zoned capacity to accommodate the predicted need for housing.
- To provide for compact delivery of services including transit and capital facilities.

## B. Process - History and Community Involvement.

### Phase I... , 1994-1998

Was a period of outreach and questioning about what the community wanted from their planning experience. Surveys, and a scope of work lead the citizen planners to set a set of community goals. These were lead by traffic congestion improvements, pedestrian safety, and sidewalks for all.

Phase II began in 1998 with the retention of A Northwest Collaborative (ANC) as the consultant team to serve as a professional resource to the newly constituted steering committee and the community. The Steering Committee and volunteers engaged in extensive efforts to ascertain the ideas, problems, visual preferences and preferred policies of the community through outreach activities, surveys, public workshops and town meetings where planning concepts were represented and evaluated. From this research and interactive process the Greenwood/Phinney Ridge Steering committee with the help of ANC has developed this Draft Plan which is an attempt to organize the communities vision into implementable steps.